CHECAA

Craigweil House and its Environs Conservation Area Association

'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

OBJECTION To : Planning Application AW/198/18/PL at Land between 8 – 12, Wychwood Close, CRAIGWEIL.

Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

31st October 2018.
Dear Sir,

OBJECTION TO – AW/198/18/PL at Land Between 8-12 Wychwood Close, Craigweil, Proposals for a New House within the Craigweil House Conservation Area.

1. CHECAA is an Association of over 230 members, formed in 2001, which initially sought and secured designation of the Craigweil House Conservation Area (CA) in 2009 with two Article 4 Directions attached a little later. Since designation, CHECAA has dedicated itself to studying every planning application submitted for development or tree work within the CA in order to ensure that all proposed development serves to 'preserve or enhance the character or appearance of the Conservation Area or it's setting', according to the provisions of the Act and Arun District Planning Policies.

2. Representation is made to the LPA where the CHECAA Planning Applications Scrutiny Committee considers that harm to the Area may result from any development proposal and this application is one such case.

3. As detailed above the CA has Article 4 Directions attached to it. They read under Part 1F of the Schedule:
   "The provision within the front garden area (as defined below) of the curtilage of a dwelling-house of a hard surface for any purpose incidental to the enjoyment of the dwelling-house as such being development comprised within the Part and Class specified not being development comprised within any other class.
   "front area garden area" is defined as that part of the curtilage of a dwelling-house between the principal elevation and a roadway."

4. CHECAA submits that in this case, where permission is sought to create parking space to the front garden, the amount of surface area within the front garden proposed for hard standing is proportionally excessive, relative to the remaining space for green planting. Compared with the standards elsewhere in the CA, this degree of hard

standing exceeds the principle laid down in the Article 4 Direction and that with the expectation of 3 parked cars on the frontage, all will be exceedingly cramped, with the likelihood of spillage onto adjacent roadways. Entering the proposed space and equally exiting the space will create considerable problems both for the residents of the property and their neighbours both either side and opposite the site.

5. Further, there is no mention in this Application of the replacing of a tree, in the verge outside the curtilage of the property, removed by a previous owner of this plot of land, in CHECAA's opinion illegally. The tree was removed to make way for the current development with a 'promise' that nit would be replaced. We think that at the very least there should be acknowledgement of this position and a repeated commitment to replace a tree. The planning Application number of the tree's removal etc. was AW/128/16/T. **I attach for reference a copy letter** from myself regarding that Application.

Please ensure that the above is given the fullest attention.

Yours faithfully

Ian Jefferies
Deputy Chairman

Established 20 January 2001
Deputy Chairman: Ian Jefferies, Saffron Lodge, 46 Kingsway, Craigweil, Bognor Regis, West Sussex, PO21 4DN
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